

HOME INSPECTOR ADVISORY COMMITTEE
Meeting Notes – No Quorum For Official Meeting
1400 EAST WASHINGTON AVENUE, MADISON, WI
MINUTES
APRIL 5, 2000

PRESENT: Mark Jankowski, Mark Thomas and Jerome Baumgardt

EXCUSED: Larry Engen, Robert Epps, Norbert Lovata, and Richard Staff

STAFF PRESENT: Clete Hansen, Jacquelynn Rothstein, and Jan Neitzel

CALL TO ORDER

The meeting was called to order at 9:42 a.m. by Clete Hansen, Bureau Director.

AGENDA

The agenda was informally approved.

MINUTES (1/12/00)

No Quorum. Therefore, no motion could be made to approve the minutes.

ADMINISTRATIVE REPORT

Secretary Marlene Cummings

Secretary Cummings was not available

Clete J. Hansen, Administrator

- Roster

Clete Hansen reported that Gina Gruba and William Arnold have resigned. Mr. Hansen will contact the people whose names were given to him by the Committee members.

Jerry Baumgardt volunteered to be a screening panel member to screen cases the third Monday each month, at 1:00 p.m., if any home inspector cases need to be screened.

Mark Jankowski will be the substitute screening panel member.

- Meeting Dates in 2000

The Committee will meet September 13, 2000.

- Credential Holder Query

Clete Hansen reported the Credential Holder Query can now be accessed on the Internet by the public.

UPDATE ON EXAMINATIONS

Duane Dorn will find out how many people have taken the home inspector exam and report at the September 13, 2000, meeting.

The Committee discussed the registration exams and the eventual combining the rules and statutes exams.

Clete Hansen reported that, beginning January 1, 2001, the Rules, Statutes, and National exams will need to be passed for registration as a home inspector. Mr. Hansen will explain this in the Regulatory Digest.

REPORT TO THE LEGISLATURE

Clete Hansen explained that the April 2000 Home Inspectors Report will be sent to the Legislature and a copy will be in the Regulatory Digest without the names of the respondents.

Mark Thomas suggested adding the initials of the complainant to the form in the future.

RELATIONSHIP BETWEEN APPRAISERS, BUILDERS, AND HOME INSPECTORS

The Committee received a copy of the March 8, 2000, letter from Thomas C. Walker, Sr., relating to HUD appraisal requirements for reporting defects. Noted.

The Committee agreed with the March 15, 2000, letter from Jacqueline Rothstein, Legal Services, relating to real estate appraisers.

ISSUES RAISED BY COMMITTEE MEMBERS RELATING TO CHAPTER 440, SUBCHAPTER X, AND CHAPTERS RL 131-135

The committee discussed conflicts of interest when a person acts as a real estate agent, real estate appraiser, and home inspector for the same transaction and agreed that one person can do only one of these on a property. Performing only one of these on the same property protects the property owners.

The Committee discussed the Wisconsin Statutes and Administrative Rules and agreed that some changes will be needed.

The Committee repeated their request that a home inspector be invited to attend a future Real Estate Board meeting. Committee members advised that Pat Thiel will attend the April 27, 2000, meeting.

CONTINUING EDUCATION

The Committee discussed the continuing education requirements and affirmed the need for 20 hours, because of continuous changes and new materials in the profession.

Mark Jankowski suggested a committee be appointed to review the approved classes for continuing education.

MISCELLANEOUS CORRESPONDENCE/INFORMATION

The Committee received a copy of the January 21, 2000, letter from Tom Wilson and Clete Hansen's e-mail response, relating to home inspector limitations. Noted.

The Committee received a copy of Mr. Wilson's letter of April 3, 2000, relating to home inspections.

The Committee received a copy of the January 26, 2000, letter from David M. Hetzel, relating to regulatory mandates for home inspectors. Noted.

The Committee discussed a complaint submitted by Patrick E. Frank of Burlington, WI, against Tom McGuinness of Kenosha, WI. Committee members present at the meeting agreed that the home inspector did follow the guidelines for inspecting the property.

Clete Hansen will write to the complainant and convey to him the Committee's comments. Mr. Hansen will give the names of the two screeners to Jack Temby and Mike Berndt. Mr. Hansen and Mike Berndt will decide which complaints will get forwarded to DOE for screening and possible investigation.

Clete Hansen stated the form letter sent to home inspectors who are the subject of a complaint should ask for as copy of the contract and report.

ADJOURNMENT

By consensus, the Committee adjourned at 12:09 p.m.